

Colorado Management & Realty, Inc.

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HOUSE RULES

AUTOMOBILES: Cars and trucks that are not in operating condition cannot be parked in the parking lot and are subject to towing. (This includes vehicles with flat tires, expired plates, expired emissions, or any other defect, which would make the vehicle not drivable or illegal.) Any vehicle, which leaks any fluids on the parking area, will also be subject for towing. Any vehicle parked on the lawn areas, handicapped zones, loading zones, or not in a designated parking spot will be towed without notice.

SPEED LIMIT IN PARKING LOT IS 10 MPH

WALKWAYS, STAIRWELLS AND LANDINGS: Walkways, stairwells and landings must be kept clear of personal property at all times. This includes such items as furniture, grills, bicycles, wagons and toys. Any personal property left in these areas will be removed without notice. Also, all trash must be placed in dumpster. **NO TRASH IS**

TO BE LEFT OUTSIDE THE UNIT. If it becomes necessary for maintenance or managers to remove trash, you will be charged for clean up and removal.

TRASH: Bottles, cans, paper, trash and personal property must not be left on lawns or in parking areas. Any personal property left in these areas, will be removed without notice. The trash company will not pick up the following items: televisions, furniture, couches, tables, chairs, etc. It is your responsibility to have these items removed; failure will result in cost of removal of these items.

COMMON AREAS: Frisbees, rocks, balls, toy airplanes, kites or any similar article, are not permitted in the common area. (common area is defined as follows: any place outside the structures, including the land, basement and appurtenances). Toys, personal items or personal property left out in the general common area, or in front of the units, will be considered abandoned and will be removed at owner's expense without notice.

THERE IS TO BE NO ALCHOLIC BEVERAGES IN THE COMMON AREAS.
TENANTS MUST KEEP ALL ALCHOLIC BEVERAGES IN THEIR UNIT. IF YOU ARE COUGHT DRINKING OUTSIDE YOUR UNIT, THE POLICE WILL BE CALLED AND YOUR LEASE WILL BE TERMINATED.

Climbing trees, on cars or buildings is absolutely forbidden.

Tampering with the common area is not allowed. This includes, but is not limited to: trees, shrubs, rocks, lawns and fences.

NOISE: Excessive noise or loud music is not permitted at any time. If your stereo, television, or party can be heard outside your windows, door or walls, it is too loud. No illegal activities will be permitted, if necessary, police will be called and your lease will be terminated. Be considerate of your neighbors.